



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

115 W. MAIN ST., LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: July 1, 2020

Re: CUP #427
John and Joyce Gerlits, applicants
Parcel ID# 102310

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on August 3, 2020.

REQUEST

The applicants are requesting a conditional use permit to place a private residential storage building on a lot less than two acres in size prior to the placement of a home on the lot. Under the Unified Development Ordinance, a private residential storage building is a conditional use on a lot less than two acres in size that does have a home on it. The applicants are proposing to place a 240-square-foot storage building on the lot. A site plan has been submitted as part of the application.

SITE AREA AND DESCRIPTION

The request involves a 1.0-acre lot located on the north side of Lackey Road at its intersection with Tower Road in North Brook Township. The subject property is adjoined by property zoned R-S. Land uses in this area include residential, agricultural and business. This property is part of an area designated by the Lincoln County Land Use Plan as Rural Living, suitable for residential uses.

ORDINANCE STANDARDS

Section 4.6.5.L of the UDO defines and sets standards for a private residential storage building as follows:

Private Residential Storage Building

A structure to be used for storage, consistent with the type of storage allowed in a residential accessory structure, may be permitted provided the structure is residential in character, owned and used solely by the owner of the property on which it is to be located. Such buildings cannot be rented and shall not be used in any manner that would not be allowed in the zoning district in which it is located. Such buildings may be built prior to the completion of the principal residential structure and the building shall become an accessory structure immediately following the placement of a principle residential structure on the property. Pods and similar detached shipping containers are prohibited for use as private residential storage buildings.



County Of Lincoln, North Carolina

Planning Board

Application No. **CUP #427**

Applicant **John and Joyce Gerlits**

Property Location **Lackey Road**

Zoning District **R-S**

Parcel ID# **102310**

Proposed Use **private residential storage building**

FINDINGS OF FACT

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES _____ NO _____

FACTUAL REASONS CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASONS CITED: _____

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES _____ NO _____

FACTUAL REASONS CITED: _____

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES _____ NO _____

FACTUAL REASONS CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:



Conditional Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
115 W. Main St., Lincolnton, NC 28092
Phone: (704) 736-8440 Fax: (704) 732-9010

PART I

Applicant Name

John & Joyce Gerlits

Applicant Address

6484 LACKEY RD · VALE 28168

Applicant Phone Number

980 525 9226

Property Owner Name

Same As Above

Property Owner Address

Property Owner Phone Number

PART II

Property Location

LACKEY RD.

Property ID (10 digits)

2674-75-1129

Property size

1 Acre

Parcel # (5 digits)

102310

Deed Book(s)

998

Page(s)

69

PART III

Existing Zoning District

R-S

Briefly describe how the property is being used and any existing structures.

VACANT LOT

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.

To put Storage Bldg. on property
before home is placed.

APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500)
MUST BE RECEIVED BEFORE PROCESSING.

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

Applicant's Signature

Date

6/18/20

APPLICANTS' PROPOSED FINDINGS OF FACT

Application No. **CUP #102310**

Applicant **John and Joyce Gerlits**

Property Location **Lackey Road**

Parcel ID# **102310**

Existing District **R-S**

Proposed Conditional Use **private residential storage building**

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

The storage building must meet the State Building Code. It will be located more than 200 feet from the edge of the road right-of-way.

2. The use meets all required conditions and specifications.

The placement of a private residential storage building on a lot less than two acres prior to the placement of home is a conditional use in the R-S district. The proposed building will meet the required setbacks from property lines.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

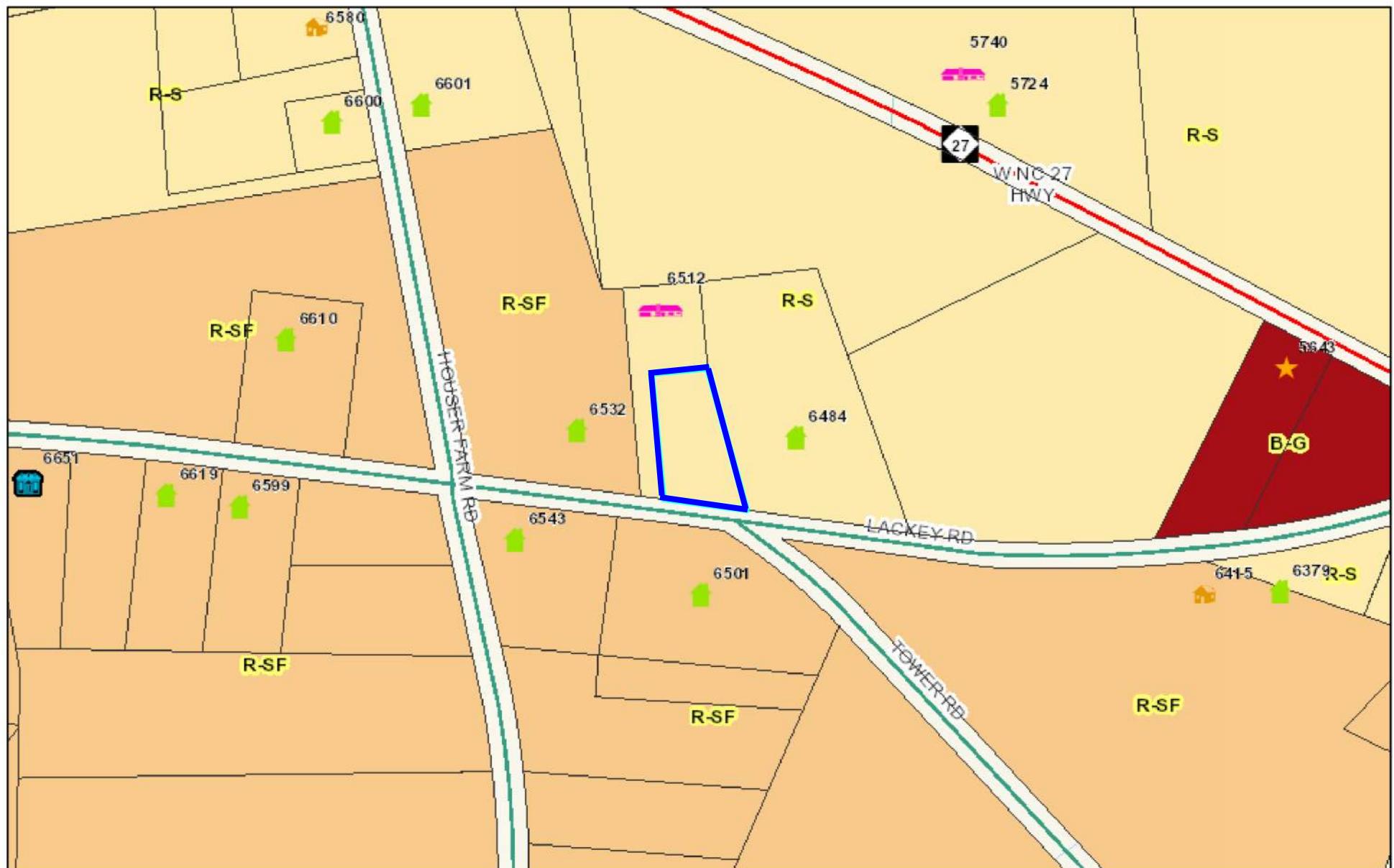
The building will be used for private residential storage. It will be similar in appearance to other residential storage buildings. It will be set back a considerable distance from the road.

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

Land uses in this area are primarily residential. The subject property is part of an area designated by the Land Use Plan as Rural Living, suitable for residential uses and residential accessory uses.



Conditional Use Permit #427
subject property is outlined in blue



June 19, 2020

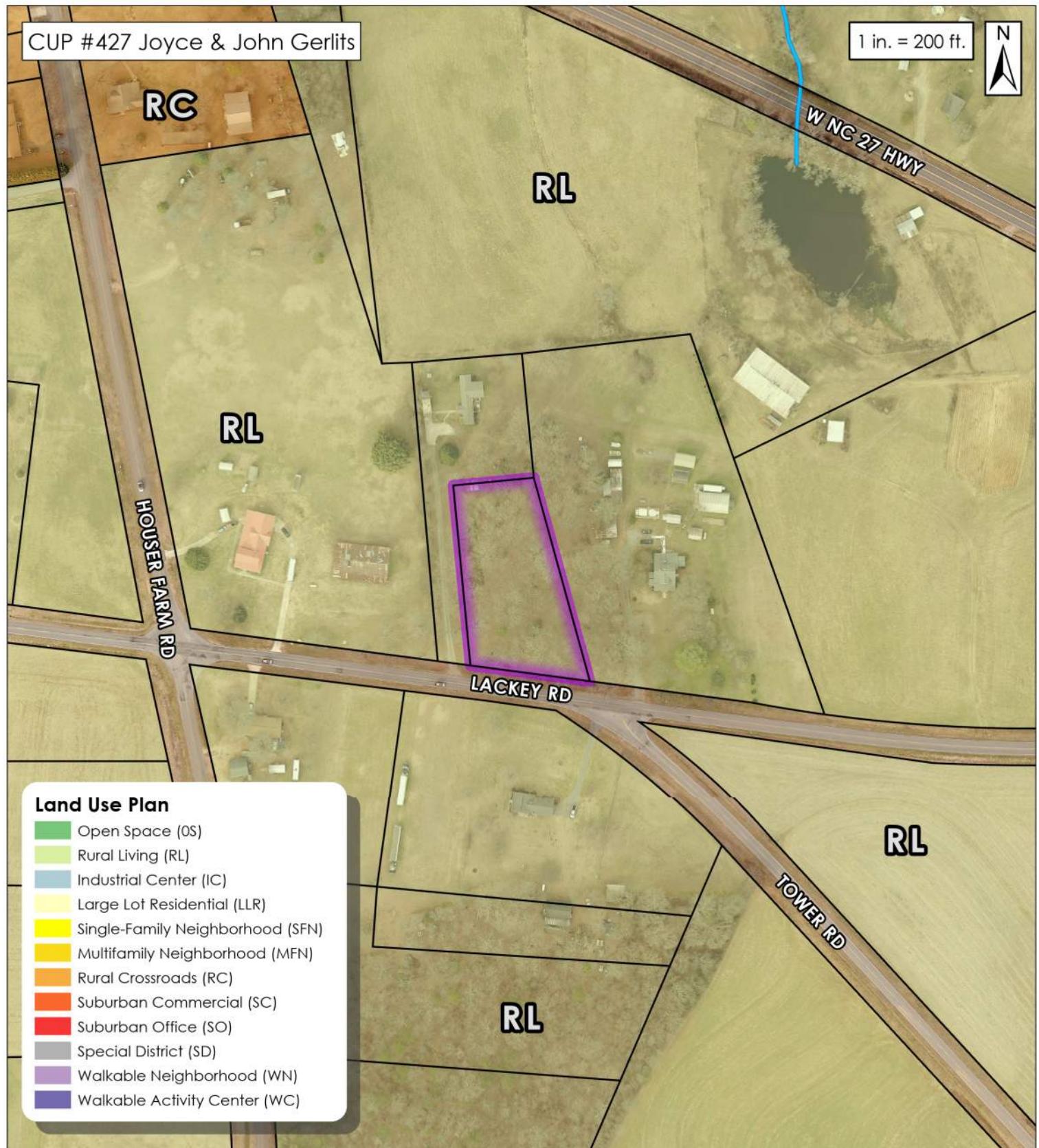
1:3,600

0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Esri, Inc., Lincoln County, NC

CUP #427 Joyce & John Gerlits

1 in. = 200 ft.



Land Use Plan

- Open Space (OS)
- Rural Living (RL)
- Industrial Center (IC)
- Large Lot Residential (LLR)
- Single-Family Neighborhood (SFN)
- Multifamily Neighborhood (MFN)
- Rural Crossroads (RC)
- Suburban Commercial (SC)
- Suburban Office (SO)
- Special District (SD)
- Walkable Neighborhood (WN)
- Walkable Activity Center (WC)



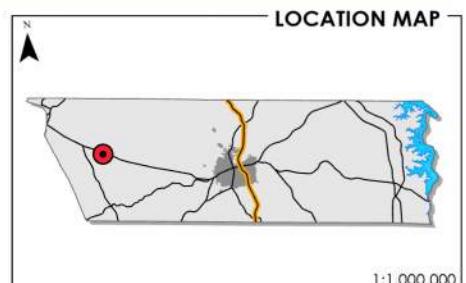
Lincoln County
Planning & Inspections
115 W. Main St
3rd Floor
Lincolnton, NC 28092

Parcel ID# 102310

- Property Location(s)

See Attached Application for Parcel Information

Property Location(s) Outlined in Purple.



● Property Location(s)

1 in. = 75 ft.



CUP #427 - Proposed Site Plan



- 12' X 20' Storage Building

PID# 102310
Joyce & John Gerlits

LACKEY RD

TOWER RD



Proposed Storage Building



Parcel 102310



Parcels

1 in.